



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY  
REGION 10

1200 Sixth Avenue, Suite 900  
Seattle, WA 98101-3140

JUN 11 2014

OFFICE OF  
REGIONAL COUNSEL

Ms. Adena Hodgins  
Personal Representative  
Estate of Emory N. Stubblefield  
P.O. Box 1598  
Walla Walla, WA 99362

Mr. Robert A. Dunn, Esq.  
Dunn Black & Roberts  
Banner Bank Building  
111 North Post, Suite 300  
Spokane, WA 99201

Re: Release of Lien on 980 NE Myra Road and 595 Offner Road in Walla Walla, Washington

Dear Ms. Hodgins and Mr. Dunn:

This letter provides formal notification of the release of a lien perfected by Region 10 of the U.S. Environmental Protection Agency (EPA) against property located at 980 NE Myra Road and 595 Offner Road in Walla Walla, Washington (hereinafter "Stubblefield Site" or "Site") for removal costs incurred pursuant to the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA), 42 U.S.C. §§ 9601 *et seq.* This lien is identified by the Walla Walla County Auditor as recorded document number 2010-04723.

EPA conducted time-critical and non-time critical removal actions between 2009 and 2013 under the authority of section 104 of CERCLA, 42 U.S.C. § 9604, to address releases or threatened releases of hazardous substances at the Stubblefield Site. Section 107(I) of CERCLA, 42 U.S.C. § 9607(I), provides that response costs incurred by EPA shall constitute a lien on all real property subject to or affected by a removal action. On June 18, 2010, EPA perfected a lien against the Stubblefield Site in the amount of all response costs incurred.

EPA understands that the Estate of Emory N. Stubblefield has contracted to sell the Site, and that this sale has been authorized and approved by the Walla Walla Superior Court. EPA further understands that the purchaser will be working with the Washington State Department of Ecology (Ecology) to address any remaining concerns Ecology may have with respect to the Stubblefield Site.

In consideration of the Estate of Emory N. Stubblefield's payment of \$87,010.92 to the EPA, the EPA will release its lien against the Stubblefield Site. This payment must be made within 30 days of the closing date by a certified check or cashier's check made payable to the "EPA Hazardous Substances Superfund," and referencing Site/Spill ID# 10HD and providing a name and contact for the Estate of Emory N. Stubblefield. The payment shall be sent by U.S. Postal Mail to:

U.S. Environmental Protection Agency  
Cincinnati Finance Center  
P.O. Box 979076  
St. Louis, MO  
63197-9000

At the time payment is made according to the paragraph above, the Estate of Emory N. Stubblefield shall also send notice that the payment has been made to the following person:

Mr. Jeffery Fowlow  
U.S. EPA, Region 10  
1200 6<sup>th</sup> Avenue, Suite 900  
Mail Stop ECL-116  
Seattle, WA 98101

This release of lien is not a covenant not to sue or a settlement of any action that EPA may have against the Estate of Emory N. Stubblefield and any other current or former owners or operators of the Stubblefield Site. Furthermore, the release of lien in no way constitutes a finding by the EPA of the fitness of the Site for any particular purpose or the risks to human health and the environment which may be posed by residual contamination at the Site.

If you have any questions pertaining to this matter please contact me at (206) 553-4710.

Sincerely,



Alex Fidis  
Assistant Regional Counsel

Enc.:

Copy of Release of Federal Lien

Cc w/ Enc. Original Release of Federal Lien:

Ms. Tarrah Wasser  
Land Title of Walla Walla County, Inc.  
33 East Main Street  
Walla Walla, Washington 99362  
(509) 529-4600